

COUNTY OF SUFFOLK

S-1



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COUNTY EXECUTIVE
Department of
Economic Development and Planning

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Division of Planning
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STAFF REPORT

SECTIONS A14-14 THRU A14-26 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Applicant: Preserve at Indian Hills
Municipality: Town of Huntington
Location: Northerly and southerly sides of Breeze Hill Road between Makamah Road the westerly side of Fresh Pond Road, and along the shoreline of the Long Island Sound, in the hamlet of Fort Salonga, within the Town of Huntington.

Received: 11/4/19
File Number: S-HU-18-01
T.P.I.N.: 0400 01400 0400 001000, 002000, and 0400 01500 0100 003003, 011000, 012000, 016000, and 019000
Jurisdiction: Adjacent to the shoreline of the L.I. Sound; within 500' of Municipal Boundary (Town of Smithtown), County Parklands (Makamah & Fresh Pond wetlands).

ZONING DATA

- Zoning Classification: R-40 Residence for single family
- Minimum Lot Area: 1 acre/43,560 SF minimum lot area
- Section 278: Proposed cluster layout
- Obtained Variance: None noted.

SUPPLEMENTARY INFORMATION

- Within Agricultural District: No
- Shoreline Resource/Hazard Consideration: Coastal Erosion Hazard Line of the L.I. Sound bluff & adjacent freshwater wetlands
- Received Health Services Approval: No
- Property Considered for Affordable Housing Criteria: Yes
- Property has Historical/Archaeological Significance: Yes – L.I. North Shore Heritage Area
- Property Previously Subdivided: No
- Property Previously Reviewed by Planning Commission: SEQRA Coordination Review
- SEQRA Information: Draft Environmental Impact Statement dated July 2019
- SEQRA Type: Type I (Pos. Dec.)
- Traffic Impact Report: Yes
- Minority or Economic Distressed: No

SITE DESCRIPTION

- Present Land Use: Private 18 hole Golf Course with Clubhouse/Catering facility
- Existing Structures: Clubhouse, several maintenance & storage buildings
- General Character of Site: Mostly cleared, sloping topography, irregular shape
- Range of Elevation within Site: 0' to 156' above msl
- Cover: Mostly fertilizer dependent recreational turf grass
- Soil Types: Mostly Carver and Riverhead sands, Cut and Fill with steep slopes, Clay deposits and Escarpment (eroding bluff) area
- Range of Slopes (Soils Map): 0-35%
- Waterbodies or Wetlands: Several freshwater wetlands and natural recharge ponds on-site and adjacent to (associated with Fresh Pond); as well as tidal shoreline associated with the Long Island Sound. A "Coastal Erosion Hazard Line" is depicted on the referral material (maps).

NATURE OF SUBDIVISION/NATURE OF MUNICIPAL ZONING REQUEST

- Type: Major subdivision application
- Layout: Non-contiguous cluster with 98 attached residential units along semi-curved cul-de-sac roads; and 1 oversized lot occupied by the existing clubhouse; all integrated with an existing and/or reconfigured 18 hole private golf course.
- Area of Tract: 154.56 +/- acres (6,581,045 +/- SF)
- No. of Lots: Demonstrated yield for 99 lots in conformance with the R-40 zone classification (40,000 SF minimum lot size)
- Open Space: Yes, 2 areas to remain as a private golf course use identified on the proposed map as North Parcel "Golf Association Lot 1" = 113.38 acres, and South Parcel "Golf Course Association Lot 2" = 3.91 acres & "Golf Course Association Lot 3" = 1.521 acres. Plus 3 Homeowners Association areas identified as "H.O.A. Lot 1" = 4.31 acres, "H.O.A. Lot 2" = 2.74 acres & in the South Parcel "H.O.A. Lot 3" = 12.32 acres

ACCESS

- Roads: Proposed cul-de-sac roads 24'-26' in width (likely private) with connecting points of access along several existing public roads.
- Driveways: Individual driveways

ENVIRONMENTAL INFORMATION

- Storm-water Drainage
 - Design of System: Network of catch and recharge basins and leaching pools interconnected with golf course areas
 - Recharge Basins: None, several proposed retention area utilizing ponds located within open space/golf course areas
- Groundwater Management Zone: VIII (600 gpd of wastewater/40,000 SF)
- Water Supply: Suffolk County Water Authority
- Sanitary Sewers: Referral material indicates an on-site decentralized/clustered subsurface sanitary/septic systems (several sanitary pump stations, force mains and leaching pool fields). In one instance the applicant is proposing a leaching fields on the Golf Association Lot 1 to service the sanitary system

the 32 dwelling units on the North parcel.

PROPOSAL DETAILS

OVERVIEW – The Huntington Town Planning Board has referred the application known as the Preserve at Indian Hills to subdivide 154.56 acres of land adjacent to Long Island Sound that is presently a private 18 hole golf course with associated clubhouse/catering facility, maintenance structures (all to remain), and a single family dwelling (to be removed). The referred subdivision map depicts a layout of 98 attached age-restricted (55 years and older) dwelling units in 49 buildings clustered in into three distinct areas of the subject property while maintaining the existing golf course use and rebuilding clubhouse/catering facility. The proposal intends to subdivide the property consistent with the Town of Huntington land-use regulations as a “as of right yield density” subdivision, then clustering the residential yield while giving up two potential lots to maintain the existing clubhouse and to utilize the majority of the resulting ‘open space’ areas to maintain the existing golf course.

Vehicular access to the proposed housing development is intended to be taken from several existing roadways: the terminus of Mystic Lane, Fresh Pond Road and Makamah Road; while the existing and future points of access to the golf course and clubhouse parcels are along Breeze Hill Road. All proposed roads within the site are to be owned and maintained by the homeowners association. All roads are to remain as private in perpetuity and no offer of dedication shall be made in the future.

Local land uses within the surrounding neighborhood of the subject property include moderate to low density residence, nature preserve (Makamah Woodlands and Crab Meadow Marshlands) and recreation (Makamah Beach). The subject parcel appears to be the last remaining large parcel of underdeveloped land with full development potential in its immediate surrounding area.

STAFF ANALYSIS

GENERAL MUNICIPAL LAW CONSIDERATIONS: New York State General Municipal Law, Section 239-l provides for the Suffolk County Planning Commission to consider inter-community issues. Included in such issues are compatibility of land uses, community character, public convenience and maintaining of a satisfactory community environment.

It is the belief of the staff that the proposed subdivision to create attached age-restricted (55+) dwelling units could provide an appropriate location for residential development while respecting existing surrounding land uses. However, the currently proposed road configuration, grading plan, placement of some dwelling units, sanitary and drainage structures, and the intention to continue the fertilizer dependent golf course use on the proposed open space areas raises community impact, traffic safety and environmental (local ecological and geological) concerns.

LOCAL COMPREHENSIVE PLAN RECOMMENDATIONS: Town of Huntington’s most recently adopted Comprehensive Plan Update was completed December 2008 entitled Horizons 2020 (Town Board adopted, and directed the Planning Board to prepare certain future amendments). The Plan recommended that the subject property continue as “Parks & Recreational Open Space”. The subject property lies within R-40 Resident Zoning District, it is also within the boundaries of the Town adopted Local Waterfront Revitalization Program (LWRP), and partially within the Town adopted Crab Meadow Watershed Area.

Several of the goals of the Comprehensive Plan Update would relate to the subject proposal including: Housing; Environmental Resources and Open Space; and Community Character. Generally those goals can be summarized as follows:

Housing: To provide a variety of housing choices that are suitable and affordable for Huntington's diverse households and compatible with the character of its neighborhoods.

Environmental Resources and Open Space: Protect Huntington's environmental resources and natural systems; Preserve its network of open spaces and greenways; And provide excellent parks and recreation facilities that meet the needs of Huntington's residents.

Community Character: Maintain and promote historic and cultural resources; Preserve and enhance visual character and community appearance.

The current development proposal is designated as a Clustered Subdivision after demonstrating a virtual full yield over the entire subject property including the existing golf course only excluding the land area north (seaward) of the Coastal Erosion Hazard Line, the 'Line' which itself may be too historic to accurately depict current bluff/escarpment conditions given the Town's own 2006 Beach Erosion Study Report. The yield of the subject property was determined by the yield map submitted to the Town by the applicant, which the Town of Huntington Planning Board determined to be in full compliance with the R-40 zoning requirements and the Planning Board resolved to approve the 99 lot yield at their meeting on July 26, 2017. The current application is proposing to cluster the placement of 98 dwelling units around the existing golf course, referring to it as "Golf Association Lots 1, 2, 3", and designating the 99th lot from the yield as the 'oversized' Clubhouse lot. Though this proposal may be viewed favorably in some segments of the community and by the Town based on the goals of the Town of Huntington's "Horizons 2020 Comprehensive Plan Update", the proposal may have missed or overlooked some conditions and opportunities to apply best planning practices and principles that would result in a more appropriate and sustainable development of the subject property and reduce the impacts to surrounding natural resources, roadways and land uses, better preserving the community character of the Fort Salonga area.

SUFFOLK COUNTY PLANNING COMMISSION GUIDELINE CONSIDERATIONS:

The Suffolk County Planning Commissions has identified six general Critical County Wide Priorities and include:

1. Environmental Protection
2. Energy efficiency
3. Economic Development, Equity and Sustainability
4. Housing Diversity
5. Transportation and
6. Public Safety

These policies are reflected in the Suffolk County Planning Commission Guidebook (unanimously adopted July 11, 2012). Below are items for consideration regarding the Commission policies:

Environmental Protection - With regard to the number of lots the Town approved via a submitted yield map that was in accordance with the zoning classification of the subject property, the yielded number of lots may not be considered approvable by the Suffolk County Department of Health Services as determined by "General Guidance Memorandum #17: Agricultural and Golf Course Density" which states density credit may not be claimed for acreage used for recreational turf (Golf Course) purposes. This is because SCDHS Article 6 density requirements are designed to limit total nitrogen concentrations in the groundwater.

In 2006 the Town of Huntington commissioned a 'Beach Erosion Study Report, which identified the subject property's waterfront area, historically known as "Broken Ground" (Indian Hills) has a history of significant slope failure most likely related to a saturated and weak underlying clay layer. The 'Report' stated that there is on-going differential soil movement along the scarp (escarpment), with

up to 1 foot of vertical displacement per year. Significant findings of the erosion control report included: “The Broken Ground area, including the bluff at Indian Hills Golf Course is expected to continue to have soil movement issues. The observed scarp is likely the result of deep seated failure along a clay layer. While there are both structural and non-structural measures that can be implemented to reduce or mitigate the likelihood or rate of soil movement, an engineering solution to provide long term stability may not be feasible”.

An updated Coastal Erosion Hazard Line is reported to be completed, according to the applicant’s response to a previous incomplete notice by Suffolk County Planning Commission staff. However, the most recent set of Plans (Overall Plan for the Preserve at Indian Hills Situated at Northport by Nelson & Pope, Engineers and Surveyors, Last Revised 02-25-2019) provided to the Commission staff on November 25, 2019 depicts a substantial amount of site improvements located seaward of the Coastal Erosion Boundary Line, including construction of retaining walls, drainage structures, reconfiguring the golf course and of a new golf hole; It must be noted that these activities are proposed on the face of the bluff and are not for the purpose of erosion control nor shoreline access and are thereby prohibited by NYS DEC Coastal Erosion Hazard Area Regulations. Furthermore, the proposed subdivision map still does not depict the setback measurement information referred by the applicant in response to the incomplete notice, and staff was unable to extrapolate all the meaningful measurements of distance from the maps provided.

An objective of the Commission, as identified in the SCPC Guidebook, is to protect and preserve one of the County’s prime economic, aesthetic and environmental assets, its shorelines. The maps provided in the referral material depict a recently updated Coastal Erosion Hazard Line which run along the observed fault line, differential soil movement along the scarp (escarpment). Significant findings of the erosion control report concluded that “The Broken Ground” area is expected to continue to have soil movement issues. In accordance with the NYS Coastal Erosion Hazard Act; the landward limit is 25 feet landward of the bluff’s receding edge (escarpment). Suffolk County Planning Commission Guidelines state that ‘No structure is to be located within 100 feet of the top edge of the bluff’. And that any ‘modification of the minimum 100 foot setback requirement should only be considered when evidence is provided by an expert, such as a coastal engineer or geologist, that the shoreline or bluff is not eroding.

Also, without confirmation from the respected agency, a NYSDEC Wetlands Permit, whether Freshwater or Tidal will be granted is a presumption of the applicant that has not yet been confirmed.

Another ‘environmental protection’ issue to consider relates to the water quality of Smithtown Bay, on which the subject property fronts its shoreline, located on the southern side of west-central Long Island Sound and is situated between two headlands, Eatons Neck and Crane Neck. Information obtained from the Journal of Coastal Research (JCR), published by the Coastal Education and Research Foundation Inc., in cooperation with the Schools of Journalism, and of Marine and Atmospheric Sciences at SUNY Stony Brook; NYSDEC’s Marine Resources Bureau; and the Naval Research Laboratory of Marine Biogeochemistry. In the article entitled “Physical Processes Contributing to Localized, seasonal Hypoxic Conditions in the Bottom Waters of Smithtown Bay, Long Island Sound, New York”, it states that the water quality problem known as “Hypoxia”, is a condition of low levels of dissolved oxygen concentrations in bottom water as a result of the introduction of anthropogenic nutrients, of which on Long Island, ground water can be a significant source of these nutrients from septic systems and cesspools. The researchers of the article believe that the hypoxia in the Smithtown Bay is largely a consequence of the sluggish circulation created by the headlands and their underwater extensions into the center of the Sound that form its eastern and western boundaries, and the weaker tidal currents compared to other parts of the Sound. Along the shoreline in the proximity of the subject property has been identified as a “hypoxia hot spot” in the article. The article concluded that even though an excessively large source of nitrogen discharging into Smithtown Bay does not currently exist, like western Long Island Sound, the Bay is physically predisposed to hypoxia.

In addition, the subject property lies within the Crab Meadow Watershed and the Fresh Pond Watershed so both the management stormwater runoff and wastewater discharge into the ground need careful consideration. The Town of Huntington very recently release a Draft Crab Meadow Watershed Hydrology Study and Stewardship Plan report that indicated concerns at Indian Hills Golf Course, and that runoff controls are needed and should be implemented to protect Fresh Pond that is located a short distance to the east. The report states, that because of the elevation and proximity to surface water and their use of nutrients/fertilizers and pesticides, “golf course management is a concern”.

The ‘Plan’ also stated (as indicated in other report) that significant sloping is occurring at Indian Hills Golf Course, possibly from the presence of underground springs, soil saturation and the low permeability of the clay soils present. The staff reviewed the “Soil Boring Location Map(s) provided in the referral material to the Commission and considered it lacking in valuable information primarily due to the omission of test boring at the proposed locations of the residential improvements including dwellings, roads and drainage; as well as the location of the sanitary leaching fields, three of which are proposed outside the area of residential development and located on land proposed to remain for Golf Course use.

Staff reviewed the Long Island Sound Study for further data and found similar information on improving water quality reducing contaminants and nutrient loads from the land and the waters impacting Long Island Sound. Solutions and strategies specifically relating to the subject property state the reduction of nitrogen from decentralized, in-site wastewater treatment systems and turf fertilizer applications; Implement smart growth and low impact development policies to minimize the environmental impact of new development while green infrastructure is added to areas already developed; Continue capital investments in wastewater treatment infrastructure; Identify and control local pollution sources through community-based watershed monitoring and protection programs.

Suffolk County has its own septic Improvement Plan entitled Reclaim Our Water which has identified nitrogen pollution from cesspools and septic systems as the largest single cause of degraded water quality contributing to beach closures, restrictions on shellfishing, toxic algae blooms, and massive fish kills. For home sites close to surface waters in Suffolk County nitrogen can rapidly reach surface water where it contributes to degradation of our marshes, bays, and beaches. Even inland, nitrogen from septic systems will eventually reach the groundwater and surface waters.

The draft Suffolk County Subwatersheds Wastewater Plan, an initiative spearheaded by the Suffolk County Department of Health Services that will support the development of a County-Wide wastewater management strategy to reduce nitrogen emanating from non-point wastewater sources, indicates the subject property to be in a “Priority Ranking” of 2 on a scale of 1 – 4 (1 being the highest priority) and in a 0-2 year and 2 - 10 year Groundwater travel time. These designations mean that future nitrogen sources from below ground discharge of sanitary systems from the site will reach surface water body systems in the area (Smithtown Bay, Fresh Pond and Makamah County Nature Preserve) in less than 10 years and as soon as 0 years depending on fluctuating hydraulic conditions below grade of site as a result of short and long term weather events. As a priority area the placement and type of sanitary treatment systems on site in terms of nitrogen discharge and impact to surface waters is critical in this area and the subject site in particular. Subsurface geologic conditions on site, namely large impermeable clay lenses, can alter groundwater travel time and direction and can significantly alter nitrogen residence time one way or the other discharged from treatment systems. These combined circumstances require a hard look at the direction of groundwater flow and residence time directly beneath the proposed locations of onsite wastewater treatment systems. Best management practice should be applied to wastewater treatment technology if hydro-geologic conditions permit and Individual Alternative Onsite Wastewater Treatment Systems (I/A OWTS), decentralized clustered systems, or sewerage should be considered as methodologies for wastewater treatment.

Slopes on the subject development site range from zero to thirty-five percent (0-35%) form a natural storm water drainage pattern (notwithstanding the surface disturbance related to the golf course) to Fresh Pond, north of Breeze Hill Road, and Makamah County Nature Preserve on the portion of the development site south of Breeze Hill Road. As the topography currently exists storm water runoff drains from the project site from the northeast and northwest corners of the site toward the center and then south east thus replenishing Fresh Pond. South of Breeze Hill Road existing topography on the subject development parcels channel storm water runoff northward to the upper reaches of the Suffolk County Makamah Nature Preserve estuary system.

The storm water drainage pattern in this area is fragile. Alteration of wooded slopes would likely cause alteration of the localized on site drainage patterns potentially having adverse effects on adjacent natural habitats from erosion and sedimentation of the slope from the graded land during and after construction. All three residential development clusters propose extensive cutting and grading of wooded natural slopes to form the residential buildings plateaus. The resulting final grades as put forward by the applicant necessitate the construction of substantial retaining walls throughout the residential development. Erosion and undermining has been known to occur at the toe and returns of retaining walls.

The opening of a new access road (Lee's Court) to the site from Makamah Road significantly cuts the topography on either side of the intended right-of-way and along Makamah Road altering the natural storm water runoff drainage pattern to the west, further south on Makamah Road. The development of this access also necessitates a proposed widening of Makamah road, to be dedicated to the Town of Huntington and the creation of two storm water recharge basins that would significantly cut slopes far in excess of 10% along the road corridor. A significant concern is the potential impacts to the adjacent Suffolk County Parkland. The proposed new (Lee's Court) would create a 'T' intersection along Makamah Road, and would be perpendicular to the County's Makamah Nature Preserve, a 160 acre park preserve which contains dry and wet woodlands, as well as marsh. It has been reported that 94 species of birds have been recorded in and around the property and that the park is prime a habitat for owls and woodpeckers. The area of the subject property adjacent to the County Preserve has an extremely steep topography sloping sharply down to the paved edge of Makamah Road. A road proposed at this location can (notwithstanding significant engineering mitigations proposed but because of) result in storm-water intrusion into the adjacent County Nature Preserve during severe rain storm events, in addition to adversely impacting on the natural habitat from the penetrating lights and noise from vehicles.

The Suffolk County Planning Commission has placed within the Content of the Suffolk County Planning Commission Guidebook (July 2012) a specific environmental policy to "Protect steep slopes and coastal bluffs to reduce erosion and sediment run-off" and that "disturbance of and construction on steep slopes can require considerable removal of native vegetation resulting in excessive surface water runoff and severe soil erosion. Additionally, steeply sloped area are subject to more rapid spread of wildfire than flat ground. Ideally all land clearing and construction should be confined to sites where slopes are not greater than 10%." It is the belief of staff that a condition that no slope in excess of 10% shall be disturbed in order to create new development or access to any local street is in order to preserve the integrity of any adjacent Suffolk County Parkland, particularly containing fresh or tidal wetlands as may be regulated by a local or state agency.

With respect to '**energy efficiency**', it is the belief of the staff that it would be premature to analyze at this stage of the subdivision process, however staff notes that in the 'Mitigations' section of the DEIS for the project it suggests that energy-conserving measures be utilized.

As for '**economic development**', it is likely that the subdivision of the subject property would not negatively impact, and could potentially support and benefit other economic development projects in the area.

Concerning '**housing diversity**', the current proposal is designated as a "Full As-Of-Right

Subdivision” and therefore in accordance with the governing laws it would be required to provide affordable/workforce housing units as a component of its future development (i.e. NYS Long Island Workforce Housing Act). However, staff believes there is the possibility for the subject property to support and to offer market rate as well as affordable/workforce housing opportunities on the subject property. Furthermore, a proposed ‘attached’ housing development would provide an additional variety of housing choice that does not currently exist in the subject’s neighborhood, and therefore increase the diversified housing option for Fort Salonga’s diversified households. Considering the mix of surrounding land uses and various densities, and the desire of the Town to preserve open space land, as well as certain vistas, landmark properties and the community character along the North Shore Heritage Area; the subject property deserves consideration as a way to offer greater housing diversity than of what is currently available in the surrounding neighborhood.

In terms of ‘**transportation**’, the location of the subject property is remotely located away from any public bus transit routes or train stations, and approximately ½ mile away from State Route 25A, the main east-west roadway. There is no Suffolk County Bus service along State Route 25A in the Fort Salonga area. Vehicular access to the proposed housing development is intended to be taken from several existing roadways: the terminus of Mystic Lane, Fresh Pond Road, and Makamah Road; while the existing and future points of access to the golf course and clubhouse parcels are along Breeze Hill Road. The subject development site has a “walk score” of 11 out of 100. Based on several categories, the “walk score” indicates that the project would be in a location that is a car dependent neighborhood, almost all errands would require a car. This walk score is not ideal for a “senior housing” community.

A Traffic Impact Study (TIS), dated January 2019, was conducted by the project sponsor and stated that the existing Levels of Service (LOS) is projected to not change at existing roads and intersections. In addition, a sight distance analysis was performed on Makamah Road at the proposed access to the southwest quadrant, Lee’s Court and determined that the regrading required at this location due to the existing topography, the available sight distance will exceed American Association of State Highway & Transportation Officials(AASTO) recommended values “,,”. Staff reviewed information in the DEIS and notes the January 2019 TIS for the proposed development did not consider alternatives along Breeze Hill Road at the Golf Course property to creating new point of access along Makamah Road. This is a significant point given that the subject property, and more relevant, the southwest quadrant already has frontage with access along an appropriate collector street, Breeze Hill Road, which could accommodate all vehicle access to and from the proposed new residential units as an alternative to the current proposal access (a newly created road at point along Makamah Road that would require substantial removal of soil to produce a safe sight distance and storm-water mitigation).. Staff considers the TIS lacking without evaluating this alternative, particularly since a Breeze Hill point of ingress/egress for new residents of the southwest quadrant would create a more preferable right-turn movement towards the nearest signalized intersection at Fresh Pond Road and State Route 25A (nearest arterial roadway) for a significantly safer and easier travel route versus the left turn movement from the proposed new roadway onto Makamah Road leading to the same nearest arterial roadway which is a non-signalized intersection at SR 25A.

Staff also has a concern regarding the analysis of potential traffic impacts using trip generation estimates for the proposed project utilizing multipliers from the Institute of Transportation Engineers’ (ITE) publication. The ITE manual sets forth generic trip generation data obtained by traffic counts conducted at sites throughout the country, and the Land Use Code (#251) for ‘Senior Housing – Detached’ It is the belief of the staff that the TIS should be conducted using the most compatible properties for vehicle traffic estimates in order to have the most accurate information to be able to consider the true impacts this project will have on the local community. Staff believes this can be done using the actual vehicle trips generated from completed 55 and older communities in Suffolk County, close by to the subject property in the Townships of Huntington, Smithtown and Islip. Lastly regarding transportation and traffic, the staff is aware that the County is formulating plans for the reconstruction of Bread and Cheese Hollow Road (CR 4), and staff believes the proposed

subdivision layout should take into consideration such plans. The nearest main roadway with a signalized intersection to the subject property is located at where Fresh Pond Road crosses NYS Route 25A continuing southward as Bread and Cheese Hollow Road. And it is the staff's understanding, after consulting with a Suffolk County Department of Public Works traffic engineer that it is preferred as much traffic as possible leaving the subject property use the signalized intersection to travel to points south and east.

Staff finds that the TIS relating to the subject application is flawed and should provide an accurate estimate of the magnitude of traffic volume and impacts to be generated by the proposal. The following three (3) concerns should be addressed:

1. Utilizing actual vehicle trip data generated from true comparable properties locally and not a generic multiplier which sets forth trip generation data obtained by traffic counts conducted at sites throughout the country.
2. It is warranted that a 'Site Generated Trip Distribution' analysis be conducted with the new accurate Trip Generation data demonstrating findings of an alternative road layout depicting the 48 units proposed in the south portion having a road configuration providing direct access to Breeze Hill Road, the existing local collector street or an alternative to reduce the vehicle distribution to the un-signalized intersection at Makamah/Rte. 25A and make travel more direct to the signalized intersection at Fresh Pond/Rte. 25A.
3. Sight Distance Measurements/Analysis are very important for safety. It is the belief of the staff that the TIS did not consider the 'inside' curve of the existing road, the rising topography of subject and adjacent properties along the east side of Makamah Road. Staff also considers the use of the 'posted speed limit' when calculating the sight distance recommendation for the average speed of 85% of the drivers to be 34 MPH may not coincide with actual driving speeds along Makamah Road.

Considering '**public safety**' elements, the proposed subdivision map (Overall Plan for the Preserve at Indian Hills Situated at Northport by Nelson & Pope, Engineers and Surveyors, Last Revised 02-25-2019) depicts several common driveways to be improved as "country lane style" cul-de-sac roads to serve as access to the majority of its lots. As with all subdivision proposals it is Commission policy to insure the identification and accessibility by emergency and service equipment to all future residents, and therefore all roads should be given a distinctive name and properly signed to facilitate location. Staff also noted that the proposed access onto Makamah Road from a newly created road cut (Lee's Court) may not be in the best interest of public safety.

STAFF RECOMMENDATION

Approval, of the subdivision referral known as the Preserve at Indian Hills from the Huntington Town Planning Board, subject to the following *conditions* as modifications to the referred map and *comments* related to best management practices, good planning and land use:

Conditions:

1. An updated "most landward limit" of the "Coastal Erosion Hazard Line" shall be flagged in the field by a qualified expert, verified by the appropriate regulatory agency and shown on all surveys, maps plans or sketches associated with this proposal. For coastal resiliency, no structure is to be located within 100 feet of the Coastal Erosion Hazard Area Line.

Reason: In light of Climate Change, rising sea level and more frequent severe storms and erosion, the bluff face of the subject property is anticipated to undergo constant severe erosion. The date, time and location in the field of the Coastal Erosion Hazard Line is not demonstrated on the Subdivision Map (Overall Plan for the Preserve at Indian Hills Situated at Northport by Nelson & Pope, Engineers and Surveyors, Last Revised 02-25-2019). In areas where the shoreline or bluff is eroding at a rate that exceeds two feet per year the

minimum setback from the top of the edge of a bluff for a proposed residential structure is to be established by the use of the minimum formula: Minimum setback = 50 X erosion rate, in feet per year. Modification of the minimum 100 feet setback requirement noted in the Suffolk County Planning Commission's Subdivision Guidebook, should only be considered when evidence is provided by an expert, such as a coastal engineer or geologist, that the shoreline or bluff is not eroding.

2. No slope in excess of 10% shall be disturbed in order to create new development or access to any local street within 500 feet of any Suffolk County parkland, particularly Suffolk County parkland containing fresh or tidal wetlands as may be regulated by a local or NYS agency.

Reason: The Suffolk County Planning Commission identified in the Suffolk County Planning Commission Guidebook (2012) a policy to discourage disturbance of steep slopes 10% or greater in order to avoid severe stormwater erosion and sedimentation. Aspects of the proposed action involve significant cuts in grading to steep slopes, potentially impacting County Parks and adjacent properties.

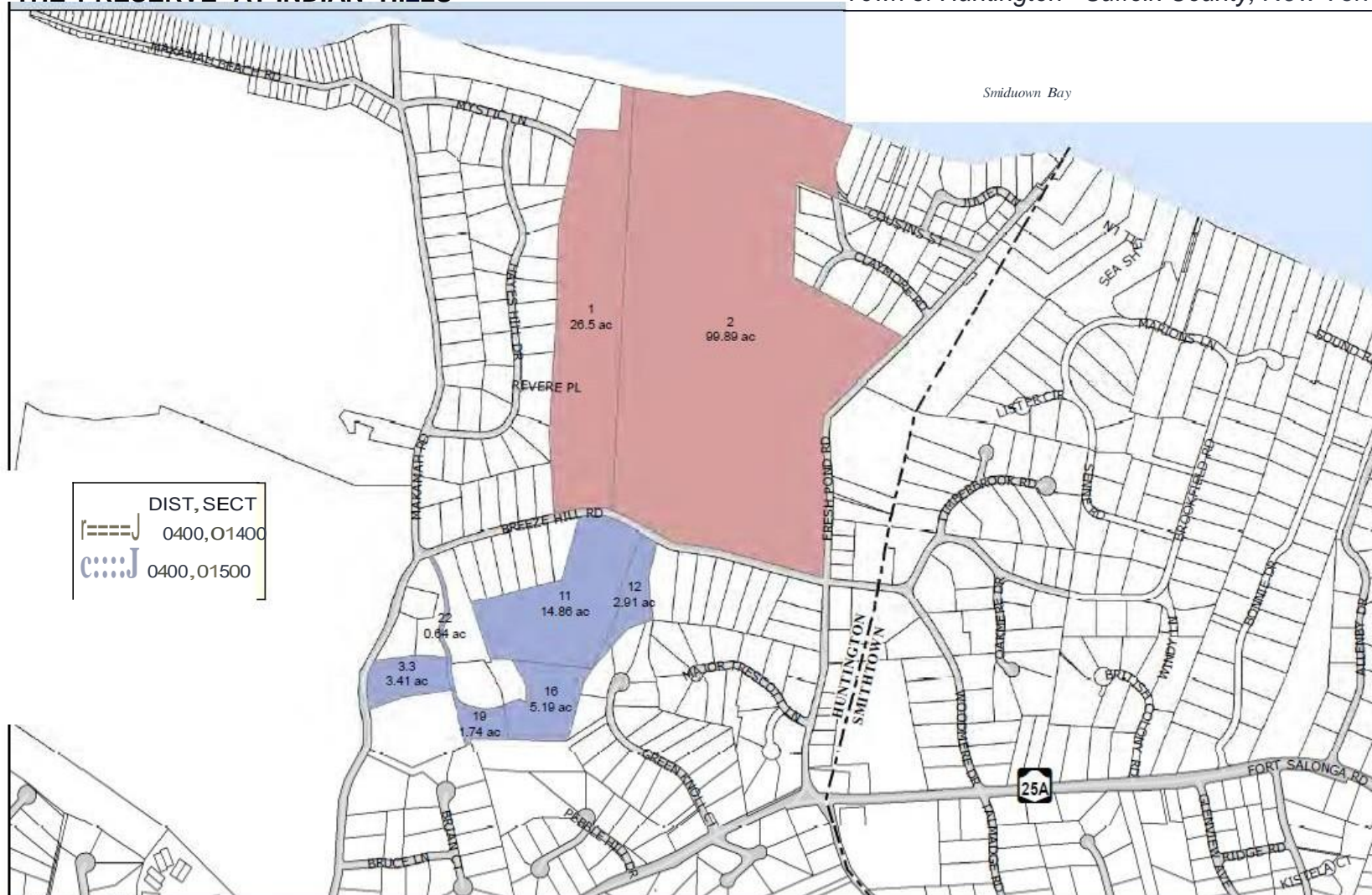
Comments:

1. The proposed new road (Lee's Court) should be eliminated from the project's design layout, and vehicular access should be configured to utilize the existing connector street known as Breeze Hill Road notwithstanding the location of any existing or proposed golf facilities or private right-of-ways. The creation of a road at this location would be contrary to the goals identified in the Town of Huntington's most recently adopted Comprehensive Plan Update entitled Horizons 2020, by unnecessarily resulting in the substantial excavation and regrading along a mostly naturally scenic corridor diminishing the visual character and community appearance, and also adversely impacting the safety and carrying capacity of Makamah Road. Also, a road proposed at this location could result in storm-water intrusion into the adjacent County Nature Preserve during severe rain storm events, in addition to adversely impacting the natural habitat from the penetrating lights and noise from vehicles that would be exiting the proposed development at this location along Makamah Road.
2. No preliminary or final approval should be granted until unit yield and density, particular to sanitary waste disposal treatment methodology and remediation of nitrogen effluence to the groundwater table, is established by the SCDHS pursuant to Memorandum 17 of the SCDHS. Continued dialogue with the Suffolk County Department of Health Services and Suffolk County Department of Public Works is necessary as soon as possible. It is the belief of the Suffolk County Planning Commission that as there is still significant discussion between the Applicant and the SCDPW/SCDHS as to sanitary flow, location and type of sanitary system, and location of sanitary leeching areas. The Town, Applicant and SCDHS need to reconcile the assumptions and models regarding unit occupancy, sanitary flow and load from the proposed units in terms of density, usage of the proposed clubhouse and the fertilizer turf management program for the golf course. It is understood that a great amount of information and detail is required to consider the adequacy of the soil filtration capabilities, and that Soil Test Borings must be performed at all locations on the subject premises where sanitary systems and drainage systems are intended and capable of serving their intended purposes without impacting ground and surface waters.
3. Prior to final approval the applicant should obtain Town of Huntington and/or New York State Department of Environmental Conservation (NYSDEC) fresh and or tidal wetland permits because aspects of the proposed development are in proximity to regulated wetlands.

4. No preliminary or final approval should be granted until a fertilizer management plan and an integrated pest management plan is submitted to the Town of Huntington and approved by the SCDHS, etc. A management plan is necessary to factor in nutrient and pesticide/herbicide loads from golf course maintenance to be in accordance with best management practices to preserve groundwater and surface water integrity.
 5. The area of land to be used for the sanitary leaching fields of the residential development of the proposed subdivision should be reconfigured so that the sanitary leaching fields will be contained within lands of the proposed Homeowners Association and not the Golf Course Association. The proposal as configured could lead to disputes over the use and maintenance of the leaching area and equipment. The reconfiguration would eliminate this potential dispute and would provide better future assurances to the homeowners that there sanitary system is entirely theirs without involvement or interference from another landowner.
 6. The Town and the petitioner should comply with the State of New York's Long Island Workforce Housing Act. The subject subdivision is a full yield subdivision and as such would be subject to the New York State Long Island Workforce Housing Act.
 7. The applicant/developer should be required to acknowledge in writing to the Town of Huntington Planning Board that approval of the subdivision with or without conditions in no way commits either the Town of Huntington or the County of Suffolk to any program to protect the property from shoreline erosion through the construction of engineering or other works.
 8. The Town of Huntington should require that the applicant provide an amended and/or supplemental Traffic Impact Study (TIS) that is conducted using the most compatible properties and uses for vehicle traffic estimates in order to have the most accurate and useful information to be able to consider the true impacts this project will have on the local community. This can be done using the actual vehicle trips generated from completed 55 and older developments in other nearby communities in Suffolk County.
 9. The Applicant should be encouraged to review the Suffolk County Planning Commission publication on Managing Stormwater-Natural Vegetation and Green Methodologies and incorporate into the proposal, where practical, design elements contained therein.
 10. The Applicant should be encouraged to review the Suffolk County Planning Commission Publication entitled Study of Man Made Ponds in Suffolk County and incorporate into the proposal, where practical, design elements contained therein.
 11. The Applicant should be encouraged to review the Suffolk County Planning Commission Guidebook particularly with respect to energy efficiency and incorporate where practical, elements contained therein applicable for residential and clubhouse components of the proposal.
 12. The Applicant should review the Planning Commission guidelines particularly related to public safety and universal design and incorporate into the proposal, where practical, design elements contained therein.
- The Suffolk County Planning Commission Guidebook for policies and guidelines can be found on the internet at the below website address:
<http://www.suffolkcountyny.gov/Home/departments/planning/Publications%20and%20Information.aspx#SCPC>

THE PRESERVE AT INDIAN HILLS

Town of Huntington - Suffolk County, New York



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1 inch = 900 feet

0 900



Set Map No.: 0400014000400001000 0400 015000100 012000
0400 01400 0400 002000 0400 01500 0100 016000
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0400 01500 0100 011000 0400 015000100 022000

SCRIP TAXMAP BASE, 2016

Application: The Preserve at Indian Hills

SCPO No.: S-HU-18-01

Date 02/20/2018

